



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Tuesday, May 27, 2025

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

Nicholas Andrews (Chair), Justin Henderson (Vice-Chair), Debbie Cole, Dave Dahl, Margo Moehring
Alternates: Matthew Filer, Dean Haddock

APPROVAL OF MINUTES

- A. Regular Planning Commission Meeting held on April 14, 2025
- B. Regular Planning Commission Meeting held on April 28, 2025

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 08-25
ADDRESS: 102 Sixth Avenue North
OWNER: 1036 Beach Blvd, Inc.
APPLICANT: Corner Lots Development Group, LLC

SUMMARY OF APPLICATION: Redevelopment District: RD Rezoning Application for 102 Sixth Avenue North for a mixed-use commercial and residential building in the Downtown Community Redevelopment District.

- B. **PC#** 06-25
ADDRESS: 510 3rd Street South
OWNER/APPLICANT: 651 San Clementi, LLC
AGENT: Michael Sittner, Driver, McAfee, Hawthorne & Diebenow, PLLC

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for the conversion of a professional office into a multifamily dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34-558(n)(1).

PLANNING DEPARTMENT REPORT

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Case Number; and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net; (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Minutes of Planning Commission Meeting
held Monday, April 14, 2025, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:01 P.M. by Chair Nicholas Andrews.

ROLL CALL:

Chairperson: Nicholas Andrews
Vice-Chairperson: Justin Henderson
Board Members: Debbie Cole (absent) David Dahl Margo Moehring
Alternates: Matthew Filer Dean Haddock

Senior Planner Christian Popoli, Planning and Development Director Heather Ireland, and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Henderson, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on February 10, 2025
- Regular Planning Commission Meeting held on February 24, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 05-25 Conditional Use Application

Owner: Lake Worth Properties, LLC
1201 Oakfield Drive
Brandon, FL 33511

Applicant: Lake Worth Properties, LLC
1201 Oakfield Drive
Brandon, FL 33511

Agent: Phil Toye

Location: 1310 South 3rd Street

Conditional Use Application transfer of Conditional Use to a new owner of an existing Gasoline Service Station / Gasoline Sales.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property has been in use as a gas station since its construction in 1983. Under the previous LDC, which would apply in this case, as the application predates the adoption of the new code, Conditional Use approvals for gas stations are non-transferable, and therefore the new owner must seek approval to continue the operation as a gas station. The property is also shared with other commercial uses in tenant spaces adjacent to the gas station convenience store. The gas pump island is shared between the spaces via an easement recorded with the deed.

The subject parcel is located at the intersection of 3rd Street South and 13th Avenue South, on the Southwest corner. Adjacent uses include office uses to the west and south, a commercial bank to the east, across 3rd Street South, and a commercial strip center to the north, across 13th Avenue South.

The proposed use does not conflict with the standards set forth in section 34-553 of the Jacksonville Beach Land Development Code. Generally, the C-1 zoning district is intended to implement commercial land uses of the comprehensive plan, in areas that can be within close proximity to residential uses and not create a nuisance. As noted above, there are no adjacent residential uses, and the previous use as a gas station has existed since 1983 without any known conflicts of use or nuisance with adjacent properties.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends Approval of the proposed Conditional Use Request.”

Applicant: The applicant was not present.

Public Hearing:

No one came forth to speak. Chair Andrews closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Mr. Dahl, to approve #PC 05-25.

Discussion: A brief discussion ensued.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, Justin Henderson, Dean Haddock, Matthew Filer, and Nicholas Andrews.

The motion was unanimously approved.

(B) Adopt Planning Commission Bylaws

Mr. Popoli provided an update on the Planning Commission Bylaws.

A brief discussion ensued.

Motion: It was moved by Mr. Henderson, seconded by Mr. Haddock, to approve the Planning Commission Bylaws.

Roll Call Vote: Ayes – Margo Moehring, Justin Henderson, David Dahl, Dean Haddock, Matthew Filer, and Nicholas Andrews.

The motion was unanimously approved.

(C) Land Development Code Training

Ms. Ireland highlighted the major changes to the Land Development Code including criteria for conditional use, public notice requirements, urban single-family, conditions, variance standards, zoning district dimensional standards, and successive applications.

Ms. Ireland confirmed printed copies of the Land Development Code would be provided.

PLANNING DEPARTMENT REPORT:

A brief discussion ensued about possible changes to the Planning Commission meeting day and time. The next scheduled meeting will be held on April 28, 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:51 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Planning Commission Meeting
held Monday, April 28, 2025, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:00 P.M. by Chair Nicholas Andrews.

ROLL CALL:

<i>Chairperson:</i>	Nicholas Andrews		
<i>Vice-Chairperson:</i>	Justin Henderson		
<i>Board Members:</i>	Debbie Cole	David Dahl	Margo Moehring
<i>Alternates:</i>	Matthew Filer	Dean Haddock	

Senior Planner Christian Popoli, Planning and Development Director Heather Ireland, and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(A) Comprehensive Plan Text Amendment – Adoption of the updated 10-Year Water Supply Facilities Work Plan (WSFWP) (Ordinance 2025-8221)

Owner:	N/A
Applicant:	City of Jacksonville Beach Planning and Development Department
Agent:	Planning and Development Department Staff
Location:	N/A

Recommendation for Approval to City Council for Ordinance 2025-8221 to transmit the required update to the 10-Year local Water Supply Facilities Work Plan (WSFWP) to the State for Expedited State Review.

Staff Report:

Ms. Ireland summarized the following report for the record:

“In 2018, Jacksonville Beach adopted Ordinance 2018-8113 to adopt the required 10-Year Water Supply Facilities Work Plan (WSFWP), and update or add relevant comprehensive plan policies, in order to comply with Chapter 163.3177(6)(c)3, Florida Statutes. On December 12, 2023, the governing boards of the St. Johns River and Suwanee River Water Management Districts approved the North Florida Regional Water Supply Plan 2020-2045 (NFRWSP) which covers

several counties and municipalities, including the City of Jacksonville Beach. The governing bodies covered by the regional water supply plan are required to adopt an updated local plan within 18 months of the adopted regional plan. Staff in the Planning and Development Department have coordinated with staff in the Public Works Department to update data and information contained within the local WSFWP and maintain compliance with Florida Statutes. The WSFWP is adopted by reference via Strategy PW 1.1.7, which is also being updated to reflect the updated plan.

Timeline for the adoption of the updated plan:

- April 28th - Planning Commission Transmittal Recommendation Hearing
- May 5th - City Council First Reading / Transmittal Hearing
- Required 30-Day Review Period
- June 16th - City Council Second Reading / Adoption Hearing

Staff recommends that the Planning Commission recommend to the City Council to adopt the 2025-2035 Water Supply Facilities Work Plan (WSFWP) and related updated Strategy PW 1.1.7.”

A brief discussion ensued.

Motion: It was moved by Mr. Dahl, seconded by Mr. Henderson, to approve the Comprehensive Plan Text Amendment.

Discussion: None

Roll Call Vote: Ayes – David Dahl, Margo Moehring, Debbie Cole, Justin Henderson, and Nicholas Andrews.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on May 27, 2025. Staff agreed to poll the Board to consider future meeting dates and times.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:12 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Staff
DATE:	05/02/2025
SUBJECT:	08-25 Rezoning Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 27, 2025 Planning Commission Meeting.

08-25 Rezoning Application

OWNER: 1036 BEACH BLVD INC
PO BOX 330108
ATLANTIC BEACH, FL 32233-0108

APPLICANT: Corner Lots Development Group, LLC
1000 Riverside Avenue, Suite 600
Jacksonville, FL 32202

AGENT: Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

LOCATION: 102 Sixth Avenue North

REQUEST: **Approval of a Redevelopment District: RD Rezoning Application** for 102 Sixth Avenue North for a mixed-use commercial and residential building in the Downtown Community Redevelopment District.

COMMENTS: **General Information**

The subject application is to rezone the property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD. The subject property consists of the northern half of the block located at the intersection of First Street North and Sixth Avenue North. Currently, the property is occupied by a strip commercial shopping center, originally constructed in 1975. This structure has seen some improvements over its lifespan, but it is now proposed to be demolished for the site to be redeveloped into a five (5) story mixed-use commercial and residential (36 dwelling units) or hotel (125 rooms) structure.

The subject property is located within the Central Business District (CBD) zoning district, and is one of the few remaining sites with legacy height entitlements of 59 feet. This developer will be able to utilize those height entitlements to exceed the 35-foot height limit, and build a structure that will be five (5) stories. The proposed

design will be one complete structure with first floor commercial spaces along Sixth Avenue North, that will wrap the eastern corner onto First Street North. The structure will include both private parking for the residential units, or hotel parking, and the first floor will be public parking for the retail uses. The private parking will have separate access from the public parking. Per Sec. Sec. 34-623(f), First Street North and Sixth Avenue North are both designated as pedestrian-oriented streets. Therefore, the main entrance and exit for parking, both public and private, will be located on the west side of the building, adjacent to Second Street North, as noted on the preliminary Development Plan.

The proposed RD site plan will deviate slightly from the CBD general design standards and layout, specifically related to lot coverage and setbacks. The structure will meet all required sight triangles located at each intersection. The CBD required standards call for a maximum lot coverage of 90%, and a minimum rear yard setback of 10 feet. The proposed plan will have 92% lot coverage and no rear yard setback. The applicant has committed to providing all necessary storm water collection required by the Public Works Department. The property to the rear is the Mango's RD redevelopment, approved by the City Council in 2024. The Mango's RD project will have surface parking adjacent to the rear of the new structure that is the subject of this application, and is also commercial in use, so no compatibility issues will be created.

RD zoning districts are allowed within the Community Redevelopment Area Downtown District as part of the adopted Redevelopment Plan. The RD rezoning request must be compliant with both the standards outlined in Article V, Division 3 standards for all rezoning requests, the required criteria within Section 34-621 related to the written description and preliminary development plan, and not be in conflict with the adopted 2050 Comprehensive Plan.

Criteria: Article V, Division 3

(1) Whether the proposed amendment is consistent with the Comprehensive Plan:

- **The proposed RD project will be consistent with the 2050 Comprehensive Plan, and specifically will help implement the following Visions, Intents and Strategies:**
 - Strategy FLU 1.2.6: *Where permitted by the future land use designation, the City shall encourage development of vertically mixed-use buildings that provide office, commercial, and retail uses on the ground floor so to activate the pedestrian realm and foster a walkable built environment, and residential dwelling units on the second floor and above.*
 - Strategy FLU 1.2.14 – *Encourage the maintenance, restoration and adaptive reuse of existing developed areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).*
 - Strategy FLU 1.3.3 – *The intensity of development in areas where in-fill development for commercial, office, service, or*

industrial uses is proposed shall be similar in scale to that of the directly adjacent properties, or as specified in the adopted Community Redevelopment Plans.

- Strategy FLU 1.3.7 – *The City shall support and encourage redevelopment of the core downtown area, also known as the Central Business District (CBD) zoning district boundaries, in accordance with its Downtown*

Vision Plan and detailed site design regulations. These design regulations shall be incorporated into the Central Business District: CBD Zoning District regulations of the Jacksonville Beach Land Development Code, and shall address such aspects as building design and frontage requirements, landscaping, required parking, and location of parking facilities and driveways.

(2) Whether the proposed amendment is in conflict with any portion of the LDC;

- **The proposed RD redevelopment does not conflict with any portions of the LDC, save for the few CBD standards noted above, which are minor in nature and do not pose a conflict in staff's opinion.**

(3) Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;

- **As noted above, the proposed project is generally consistent with the adopted 2050 Comprehensive Plan, and specifically the CBD land use, and its strategies.**

(4) Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the Comprehensive Plan;

- **The proposed project will be required to comply with the LDC and any Public Works Department required levels of service (LOS) required in the Comprehensive Plan, LDC, and any utility supply or demand requirements. It is not anticipated that this project will have a negative impact on the City's existing infrastructure.**

(5) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the coastal environment;

- **The proposed project would not have an adverse impact on the natural environment. The proposed site for this project is a currently developed commercial center with substantial paved areas. The**

existing project was constructed many decades ago, and the current infrastructure related to stormwater and natural vegetation is not up to current standards, and the proposed redevelopment will meet new requirements, which should have a positive impact on the environment.

(6) Whether and the extent to which the proposed amendment would adversely affect the property values in the area;

- Although staff cannot determine an accurate impact on property values, it is not anticipated that the proposed development will have an adverse impact on surrounding property values. Generally, property values at the beach have continued to increase, and these rates are driven by market conditions. The project is in the Downtown Community Redevelopment Area, which is generally anticipated as the place the City and the CRA Board would encourage commercial mixed-use redevelopment, and this strategy has led to overall increases in property values, as noted by the increase in TIF funding since the adoption of the Downtown CRA Plan.

(7) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern consistent with the definition of compatibility as defined in FSS 163.3164(9) and would not constitute spot zoning as defined in Article III;

- Based on both State Statute and LDC definitions for spot zoning, this proposed rezoning does not constitute spot zoning. RD zoning changes are encouraged in the Downtown CRA Plan as well as the CBD requirements in the LDC. The proposed uses are not substantially different from those currently allowed in the CBD, and would be more restrictive based on the written description section related to permitted and conditional uses.

(8) Whether it is impossible to find other lands in

- As noted previously, this property is one of a few with remaining height entitlements. Additionally, this property is located in the Downtown CRA district, which is the only area where RD requests can be applied for. The site is unique and would be impossible to replicate on another parcel or in another part of the City.

Criteria Article VI, Sec. 34-621 Standards for RD:

A description of how the project will meet the Jacksonville Beach Community Redevelopment Plan, Comprehensive Plan, and the LDC.

1. If there are any aspects of the plan that do not meet one of the above, the applicant shall describe how it is deviating from those requirements.

- **The proposed written description clearly outlines deviations from all required development standards and uses noted in the General CBD standards, and has shown how the project will meet the above plans and City Codes.**

A description of the proposed development, including:

1. The number and type of residential dwelling units.
2. The approximate gross density for the residential development.
3. The amount of land and building square footage for nonresidential developments, by type of use, including any portions to be reserved for public use.
4. Calculations showing the total lot coverage for building and accessory uses.

- **The proposed project has been designed per the written description, to be developed either as a mixed-use project with a condo dwelling unit design, or as a possible hotel. The overall density of dwelling units, as proposed, does not exceed the maximum allowed per the CBD land use. The commercial portion is clearly defined and overall parking for the commercial uses by the public is also set in the written description and site plan. Total lot coverage and setbacks, as amended are also noted in the written description.**

A tentative development schedule indicating:

1. The approximate date when construction of the development is expected to begin.
2. The stages in which the development will be built and the approximate date when construction on each stage can be expected to begin.
3. The approximate date when each stage of development will be completed.

- **The proposed development, since it is one structure with multiple uses and parking internal to the building envelope, will be developed in one phase. The construction is anticipated to take 3 years in total, and would begin the engineering design phase as soon as the RD rezoning request is approved. Actual construction is anticipated to begin before the end of 2025. However, the final determination will be based on review of the proposed engineering, building plans, and any required state or other local agency review.**

Conclusion and Recommendation:

As stated in the proposed RD application and in conjunction with the proposed site plan, the project will not include any of the outlined prohibited uses in RD zoning. The overall residential density of the property will not exceed 40 units per acre. A



parking study provided with the application demonstrates that the design will provide adequate parking for each proposed use, including options for both condos or a hotel. A site-specific traffic study has not been supplied, as it is not required at this point in the project. However, the downtown area is intended to be a walkable commercial corridor, and as such, the traffic circulation will not be similar to that of commercial located along Beach Blvd or A1A. With the proposed vehicular access located on the west side of the property, the majority of the vehicle traffic will not be in conflict with the pedestrian corridors of 1st Street North or 6th Avenue North. Additionally, the applicant has proposed possibly providing alternative parking designs for bicycle, golf cart and EV parking. These options help reduce vehicular parking demand, and discourage driving from one downtown location to another, based on existing parking constraints.

The **Community Redevelopment Agency** considered the application for RD rezoning at their regular meeting held on May 14, 2025, following a public workshop where the applicant presented the project and answered questions from CRA members, and found that the proposed redevelopment project is **consistent with the Downtown Redevelopment Plan** and recommended **approval** by the City Council.

Based on the rezoning application, project narrative, preliminary development plan, and all additional information provided by the applicant, **the Planning and Development Department recommends approval of the proposed RD rezoning.**

ATTACHMENTS:

1. RD Application - Final With Attachments - Revised 5.19.25

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



REZONING APPLICATION

PC No. 08-25AS/400# 25-100027PC HEARING 5/27/25

This form is intended for use by persons applying for a change in the boundaries of a specific property or group of properties under the person or persons control. A rezoning is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning may be approved except in conformance with the Jacksonville Beach 2030 Comprehensive Plan Elements. An application for a rezoning shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance. A separate fee for advertising costs will be assessed accordingly.

APPLICANT INFORMATION

Land Owner's Name: 1036 Beach Boulevard, Inc.Mailing Address: PO Box 330108Atlantic Beach, FL 32233

Telephone: _____

Fax: _____

E-Mail: _____

Applicant Name: Corner Lot Development Group, LLCMailing Address: 1000 Riverside, Suite 600, Jacksonville, FL 32204Telephone: (904) 551-2540

Fax: _____

E-Mail: wzeits@cornerlotdevelopment.com

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: Driver, McAfee, Hawthorne & Diebenow, PLLCMailing Address: One Independent Drive, Suite 1200, Jacksonville, FL 32202Telephone: (904) 807-0185

Fax: _____

E-Mail: ctrimmer@drivermcafee.com

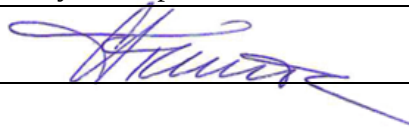
Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: 173940 0000Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See attached.Current Zoning Classification: CBD Future Land Use Map Designation: CBDProposed Zoning Classification: RD

REQUIRED INFORMATION

	<u>Attached?</u>	
	<u>Yes</u>	<u>No</u>
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	☒	☐
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	☒	☐
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	☒	☐

Applicant Signature: Date: March 17, 2025

Agent Authorization

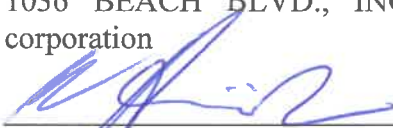
City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for 102 6th Avenue Jacksonville Beach, 32250 (RE# 173940 0000).

Ladies and Gentlemen:

You are hereby advised that Chris Hionides, as an Authorized Representative of 1036 Beach Blvd., Inc. a Florida corporation, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for rezoning and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

1036 BEACH BLVD., INC., a Florida
corporation


Chris Hionides, Authorized Representative

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of March, 2025 by, Chris Hionides, as an Authorized Representative of 1036 Beach Blvd., Inc. a Florida corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]




(Notary Signature)

NARRATIVE DESCRIPTION
Sixth Avenue Mixed-Use
Proposed Rezoning to RD District and
Preliminary Development Plan
May 19, 2025

CLDG Land VI, LLC (“Owner”) proposes to rezone approximately 0.9 acres of property from Central Business District (“CBD”) to Redevelopment District (“RD”). The property is located at 102 6th Avenue North, Jacksonville Beach, Florida 32250 (RE# 173940 0000) as further described in the legal description (the “Property”). The following is a description of the proposed RD rezoning and the Preliminary Development Plan (“PDP”) supporting same. Also included is an explanation of why the proposed development complies with the standards governing RD rezonings and PDPs in the City of Jacksonville Beach (“City”) Land Development Code (“LDC”).

I. INTRODUCTION

The Property is located within the CBD functional land use category according to the Future Land Use Map (“FLUM”) series adopted as part of the 2050 Comprehensive Plan and is zoned CBD. The Property comprises the northern half of the block bounded by 1st Street North, 5th Avenue North, 2nd Street North, and 6th Avenue North. It is located within the north subdistrict of the RD Zoning District areas. Due to the location and unique and innovative development plan, this RD rezoning is requested to permit redevelopment of the Property into a multi-tenant, mixed-use plaza intended for commercial and multi-family uses with integrated structured parking (the “Project”). Hotel uses in lieu of, or in combination with, multi-family uses is contemplated as an alternative development program.

Currently, the Property features a retail strip commercial center. Other uses on the same block as the Property are Mango’s Beach Bar, offices, and multi-family dwellings. To the north of the Property is the Dolphin Depot development approved for multi-family, hotel, and retail uses. East of the Property is the Casa Marina hotel and restaurant. South of the Property is V Pizza and Flask and Cannon, as well as multi-family dwellings. To the west are additional retail establishments.

II. REDEVELOPMENT DISTRICT

The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan (“CRP”). Land that is not zoned RD but seeks to be rezoned to RD must comply with Article V, Division 3 standards, as amended in this written description, and must also receive approval of a PDP pursuant to the procedures and standards of Section 34-621. In furtherance of those objectives and standards, the Project will be constructed in accordance with the following provisions of the PDP below.

III. PRELIMINARY DEVELOPMENT PLAN

- A. *Submission of application.* Following the preapplication conference, an application for rezoning and a PDP for RD zoning district classification shall be submitted to the planning and development director, along with a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of processing the application.
- B. *Contents of application.* The rezoning and PDP application shall include the following information:

1. The names, address and telephone number of the owners of record of the land proposed for development.

Owner: 1036 Beach Boulevard, Inc.
PO Box 330108
Atlantic Beach, FL 32233

2. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.

Developer: Corner Lot Development Group, LLC
1000 Riverside Avenue, Suite 600
Jacksonville, FL 32204
wzeits@cornerlotdevelopment.com
(904) 551-2540

Developer, through a separate entity, is under contract to purchase the Property and intends to develop the land as permitted in this RD rezoning.

3. The name, address and telephone number of the agent of the applicant, if there is an agent.

Applicant/Agent: Cyndy Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202
ctrimmer@drivermcafee.com
(904) 807-0185

4. The name, address, and telephone number of all land use, environmental, engineering, economic, or other professionals that are assisting with the application.

Civil Engineer: Legend Engineering
1348 Beach Boulevard, Unit 50184
Jacksonville Beach, FL 32240
(904) 389-0835

Architect: Bold Line Design Residential LLC
12636 San Jose Boulevard, Suite 3
Jacksonville, FL 32223
jack@boldline.design
(904) 307-4123

5. The name, address and legal description of the land on which the PDP is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.

The Property includes the address as defined above. The legal description and deed are attached hereto as Exhibit 1.

6. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for development, with the boundaries already marked.

The assessment map is attached hereto as Exhibit 2.

7. An eight and one-half (8 ½) by eleven (11) vicinity map locating the proposed land for development.

The vicinity map is attached hereto as Exhibit 3.

- C. *Project Narrative.* A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.

1. Description of Character of Proposed Development.

The Project contemplates a five (5) story, mixed use building with thirty-six (36) condominiums, approximately nineteen thousand (19,000) square feet of commercial retail space, and a two hundred thirty-seven (237) space structured parking garage as conceptually depicted in the preliminary development plan attached hereto as Exhibit 4 (the "Site Plan"). Hotel uses integrated with ground floor commercial are also contemplated as an alternative development plan either in conjunction with or in lieu of multi-family dwellings (the "Alternative Development Plan"). The Project will feature extensive amenities catering to residents and shaded promenades and breezeways to enhance the pedestrian and retail corridors of 2nd Street North, 6th Avenue North, and 1st Street North. The Project is designed to engage pedestrians on the ground floor and maximize the commercial and recreational opportunities on the Property and surrounding area.

The maximum vested height for the Project is fifty-nine (59) feet.

Parking is provided within the structured garage parking that will have vehicular access from 2nd Street North, additional pedestrian access from 6th Avenue North and 1st Street North, and will be available to residents, commercial patrons, and, at the owner's discretion, the public and/or surrounding developments.

The Project's contemporary architectural style is both sleek and inviting, reflecting the unique charm of Florida's coastal environment. Key features include: (i) shaded promenades to provide relief from summer sun, (ii) generous balconies, which will be designed for ocean views and offer residents an unparalleled connection to the natural surroundings, and (iii) a central courtyard located on the fourth floor, which will provide a serene communal space for residents and create a sense of place and relaxation within the development.

2. A statement of the applicant's intentions with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.

The Project contemplates selling the condominiums fee-simple with a HOA to manage common areas and leasing the commercial space to tenants. The intent for the parking garage will be to allow residents and customers of the commercial tenants to use parking spaces and to make spaces available for redevelopment of future adjacent parcels. Applicant is also considering sharing or leasing excess parking spaces with surrounding developments or provide at-cost public parking.

3. Consistency with Jacksonville Beach Community Redevelopment Plan.

The proposed redevelopment is consistent with the general purpose and intent of the CRP and specifically contributes to the following objectives:

Strategic Priority 1 – Quality of Life:

- a. Objective 1.2 – Promote standards of high-quality property development in the redevelopment district that are consistent with the “beach life” image of Jacksonville Beach.

The Project capitalizes on its location within the CBD by providing ground floor commercial space along 6th Avenue North, 1st Street North, and 2nd Street North, all of which activate the street front and invites pedestrians coming to and from the beach. Boutique retail and service establishments will enhance the community fabric and invite both locals and tourists to the corridor. Additionally, the condominiums will include balconies that will provide ocean views.

- b. Objective 1.3 – Encourage projects that provide beautification of structures in the downtown district.

The Project's new construction with a contemporary design and shaded promenades will improve the character and quality of life within the CBD.

- c. Objective 1.4 – Stabilize and enhance residential portions of the redevelopment district through infill development, rehabilitation and revitalization of existing structures, and historic preservation.

The Project provides ground floor retail with vertically integrated condominiums. These uses are consistent and compatible and will also encourage reinvestment of surrounding residential and commercial properties.

- d. Objective 1.7 – Maintain design guidelines for the downtown core that support a consistent development pattern and character that encourages a mix of uses and an increase in pedestrian activity.

The Project is largely consistent with the design guidelines for the CBD and integrates multiple compatible uses. Commercial uses will front three (3) different streets and increase pedestrian interaction as compared to the existing strip center which has store fronts addressing 6th Avenue North only.

Strategic Priority 2 – Public Safety:

- e. Objective 2.1 – Encourage projects and initiatives that enhance safety and mitigate safety perception concerns of residents, businesses, and visitors.

Class A commercial space with outdoor areas as well as heavily amenitized condominiums with contemporary designs will improve the look and character of the area with active street fronts that improve the pedestrian experience.

Strategic Priority 3 – Local Economic Development:

- f. Objective 3.2 – Provide for reasonable plan flexibility in accommodating unforeseen private sector initiatives and future economic trends, consistent with objectives for redevelopment.

Redevelopment of the Property was contemplated before the City adopted the charter amendment capping height in 2004, and as a result, has a maximum vested height of fifty-nine (59) feet. Regardless, the Project is a private-sector initiative that provides a much-needed parking garage to customers, residents, and (potentially) the public, and furthers numerous objectives within the Redevelopment Plan and the Comprehensive Plan.

- g. Objective 3.3 – Grow the tax base to maintain funding for public investment that supports private redevelopment.

The Project is anticipated to increase property taxes on the Property.

- h. Objective 3.4 – Implement strategies, such as incentive programs, that encourage local businesses to invest in the downtown core, stimulate a mix of uses, and support business in the redevelopment district that are outside the downtown core.

The Project adopts a consistent and compatible mix of uses, including commercial and residential uses. Residents of the condominiums will support the other surrounding businesses within the CBD.

Strategic Priority 4 – Sustainability:

- i. Objective 4.1 – Encourage resilient building practices in private redevelopment and rehabilitation projects and public investments.

The Project will be developed according to all applicable local and state regulations.

- j. Objective 4.3 – Promote compatibility and consistency among public and private investments.

The Project provides parking in excess of the minimum required under the Zoning Code, which will be available to the general public and has convenient access to the beach and boardwalk. The improved retail and street activation will encourage more residents and visitors to shop and visit Jacksonville Beach.

- k. Objective 4.4 – Maintain existing street patterns to support development downtown and provide enhanced pedestrian circulation along north-south roads, and safe access to downtown from neighborhoods to the west.

The Project maintains the existing street pattern. The northern access on 2nd Street North is moved further south away from the 2nd Street North and 6th Avenue North intersection, thereby improving traffic circulation and safety. Vehicular access along 1st Street North is also being removed, which will improve vehicular and pedestrian circulation.

- l. Objective 4.5 - Provide for multi-modal transportation amenities and infrastructure and incentivize shared public-private parking systems.

The Project includes a parking garage available to residents and the general public. Alternative transportation modes such as bicycle, motorcycle, and golf cart spaces may also be utilized.

4. Consistency with the City’s 2050 Comprehensive Plan.

The Project is consistent with the City’s 2050 Comprehensive Plan. Detailed analysis is provided in Section III.D.16. of this written description.

5. Consistency with the City's LDC.

The Project is largely consistent with the City's LDC for the RD district. Medical marijuana treatment center dispensing facilities are a permitted use because there is an existing facility on site. Bars, lounges, nightclubs, and taverns are listed as prohibited uses within this RD narrative description. The maximum height is set at fifty-nine (59) feet based on the Property's vested rights arising from a settlement agreement with the City. Setbacks may vary more than five (5) feet from those of the adjacent buildings. The parking location will be integrated with the mixed-use structure which has zero (0) foot lot lines. Compact parking may consist of a maximum of fifty-one percent (51%) of the total spaces. Buildout percentage may be up to one hundred percent (100%). Roof lines shall not extend any longer than one hundred (100) feet without a roof variation that changes at a minimum of three (3) feet to break the mass and scale of the building.

6. A description of the proposed development, including:

- a. The number and type of residential dwelling units: Thirty-six (36) condominiums.
- b. The maximum gross density for the residential development: Not to exceed forty (40) dwelling units per gross acre (thirty-six (36) maximum units).
- c. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.

Current Future Land Use:

CBD – 0.9 Acres

Current Zoning:

CBD – 0.9 Acres

Current Square Footage:

±18,852 sf of retail

Current Lot Coverage:

92.5%

Proposed Zoning:

RD – 0.9 acres

Proposed Square Footage:

±18,852 sf commercial (maximum 25,000 sf)

36 condominiums with ±1,000 sf lobby

125 hotel rooms (Alternative Development Plan)

The proposed square footage for commercial uses is for heated areas and may include additional outdoor space. The commercial square footage may be allocated to another nonresidential use on a one (1) to one (1) square foot basis or as otherwise agreed to by the Planning and Development Department. Hotel uses are determined by number of rooms. Residential uses shall be subject to the density provisions herein notwithstanding the proposed square footages.

Proposed Maximum Lot Coverage:

One hundred percent (100%)

7. A tentative development schedule indicating:

- a. The approximate date when construction of the development can be expected to begin.

Developer anticipates beginning development by the end of 2025.

- b. The stages in which the development will be built and the approximate date when construction each stage can be expected to begin.

Developer anticipates a single-phase, three-year construction period.

- c. The approximate date when each stage of development will be completed.

Developer anticipates completing construction of the Project by the end of 2028.

8. A preliminary development plan:

The preliminary development plan (defined in this written description as the Site Plan) is attached hereto as Exhibit 4. The Site Plan is conceptual and subject to change.

D. Standards. This RD zoning district shall comply with the following standards:

1. Land Area. Development shall be approved only on land having an area which is deemed to be adequate and appropriate.
2. Permitted Uses:
 - a. Bakery products manufacturing, in conjunction with the retail sale of the baker products on the same site.

- b. Jewelry manufacturing, in conjunction with the retail sale of the jewelry on the same site.
- c. Handbag and other personal leather goods manufactured in conjunction with the retail sale of the finished product on the same site.
- d. Travel agencies.
- e. Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise stores; apparel and accessory stores; home furniture, furnishing and equipment stores; non-prescription drugs; florists; tobacco stands and newsstands; optical goods stores; and miscellaneous retail goods.
- f. Outdoor display of retail merchandise is limited to bicycles, plants, and outdoor furniture, limited to 200 square feet, and only during business's operating hours.
- g. Restaurants with the sale and service of all alcoholic beverages and with outdoor sale and service, including sidewalk dining subject to applicable local guidelines.
- h. Microbreweries.
- i. Financial institutions, insurance and real estate offices.
- j. Multi-family residential, including accessory uses such as a leasing office, pools, storage, and other amenities.
- k. Short-term vacation rentals.
- l. Hotels and motels.
- m. Personal service establishments such as photographic studios; beauty and barber shops; shoe repair shops and shoe-shine parlors; tax preparation services; and miscellaneous personal services.
- n. Business service establishments such as advertising; business and consumer credit reporting and collections; mailing reproduction, commercial art and photography and stenographic services; personnel supply, excluding labor and manpower pools and similar temporary help services; computer programming, data processing and other computer services; and miscellaneous business services.
- o. Automotive parking, including surface and/or structured parking.
- p. Dance studios and schools.

- q. Amusement and recreation service establishments as follows: Physical fitness facilities; coin operated amusement devices; or membership sports and recreation clubs.
 - r. Business and professional offices such as landscape architect; building contractors and subcontractors (no storage of vehicles, equipment, or materials); doctors, dentists and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research management and related services.
 - s. Museums and art galleries.
 - t. Essential services, including water, sewer, electrical, gas, communications antennae, and similar uses.
 - u. Medical marijuana treatment center dispensing facilities.
 - v. Pharmacy.
 - w. Any other permitted use allowed in the CBD or RD zoning districts.
3. Prohibited Uses: The uses specifically prohibited in the RD zoning district regulations, attached hereto as Exhibit 5, shall not be permitted.
4. Conditional Uses:
- a. Amusement parks.
 - b. Miscellaneous amusement and recreation services.
 - c. Religious organizations.
5. Residential density: Not to exceed forty (40) dwelling units per gross acre.
6. Area and setback requirements:
- a. Minimum lot area and width: None.
 - b. Maximum lot coverage: None.
 - c. Maximum impervious surface ratio: None.
 - d. Building setbacks:
 - i. Front (6th Avenue North) – zero (0) feet minimum.
 - ii. Side (1st and 2nd Street North) – zero (0) feet minimum.

- iii. Rear (5th Avenue North) – zero (0) feet minimum.
 - iv. Balconies may extend into the public right-of-way up to a maximum of ten (10) feet, provided that the minimum vertical clearance above the sidewalk is fifteen (15) feet or greater.
 - e. Maximum building height: Fifty-nine (59) feet, which is vested based on the settlement agreement with the City.
7. Site design and lot layout standards: Site design and lot layout standards shall be subject to the provisions set forth in this written narrative. Setbacks may vary more than five (5) feet from those of the adjacent buildings. Parking location will be integrated with the mixed-use structure which has zero (0) foot lot lines. Buildout percentage may be up to one hundred percent (100%). Arcades or shaded promenades shall count as a shade refuge in order to meet minimum canopy and shade covering for building frontage. Roof lines shall not extend any longer than one hundred (100) feet without a roof variation that changes at a minimum of three (3) feet to break the mass and scale of the building.
 8. Traffic circulation control and parking: Vehicular access to the Property may be by way of 2nd Avenue North as conceptually depicted in the Site Plan or as otherwise approved by the Planning and Development Department.
 9. Off-street parking and loading:

A minimum of one hundred ten (110) parking spaces shall be provided based on the following parking ratios:

Use	Ratio	Min. Spaces Required
Multi-family	2 spaces per unit (36 units) ¹	72
Retail	1 space per 500 sf (18,852 sf)	38
Hotel	0.75 space/guest room (125 rooms)	*2
Total Required		110

The Project shall not have a maximum parking limit. The Project anticipates providing two hundred thirty-seven (237) parking spaces. A maximum of fifty-one percent (51%) of parking spaces may be compact spaces, which shall be no smaller than 8' x 16'. Golf cart and motorcycle spaces are permitted, may be smaller than a compact space, and shall count as parking spaces. A minimum of one (1) on-site loading space shall be provided, and on-street loading may be utilized in accordance with Ordinance 2020-8152. Any parking spaces above the minimum required may be made available to the public and/or shared

¹ Separate parking spaces are not required for the ancillary lobby/leasing office.

² The minimum required parking spaces for hotel uses is to be determined based on the amount of hotel rooms and any multi-family rooms, if any are provided in the Alternative Development Plan.

with surrounding developments subject to the shared parking requirements of the City's LDC.

10. Open space/active recreation requirements: Common open space/active recreation shall be provided for amenities or recreational purposes. The programmed amenities described herein and depicted in the Site Plan are appropriate for the scale and character of the Project.
11. Signage: All signs erected shall be consistent with the goals, objectives, and policies of the adopted CRP and the standards of Article VII, Division 4.
12. Landscaping: Consistent with the goals, objectives, and policies of the CRP and Section 34-623(f)(5).
13. Environmental: The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Stormwater Master Plan, Article VII, Division 5.
14. Utility easements: Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary and adequately service the development.
15. Adequate public facilities: There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development. The application shall comply with the standards in Article IX, Adequate Public Facilities Standards. Solid waste may be collected in off-site dumpsters and/or trash compactors.
16. Comprehensive plan consistency:

In addition to furthering the objectives of the CRP, the Project is consistent with and furthers the general purpose and intent of the 2050 Comprehensive Plan, specifically contributing to the following visions, intents, and strategies:

Future Land Use Element:

- a. Vision FLU.1 – Ensure that the character, density, intensity and location of all land uses provide a system for sustainable smart growth and redevelopment that enhances the quality of life and safety for all residents of the City of Jacksonville Beach.

The Project provides a vertically mixed-use project with compatible retail and condominiums. The Project's location within the CBD encourages additional pedestrian activity and brings more residents to the City's core.

- b. Strategy FLU 1.1.2 – The City shall continue to review, revise as necessary, and enforce regulatory measures to promote and enhance the quality of life and visual

appearance of the City such as sign controls, tree preservation, landscaping requirements, and nuisance laws.

The Project will be designed to improve the overall aesthetic of the surrounding area. Signage is adopted according to the Zoning Code.

- c. Intent FLU 1.2 – The City shall encourage and promote development and redevelopment that utilizes smart growth policies, resiliency planning, and sustainability principles to improve the character and built environment of the City.

The Project encourages infill residential development on a parcel currently used solely for commercial uses. Sustainable designs will be implemented in the Project.

- d. Strategy FLU 1.2.1 – Future multi-family residential development, including single-family attached development, shall provide active recreation for the residential use. Developments proposing three (3) to nine (9) units shall pay in lieu of providing the required active recreation space. Developments proposing ten (10) or more units shall either provide 150 square feet of active recreation per dwelling unit or pay in lieu of providing the required active recreation space. Payment in lieu of is to be determined by the Planning and Development Department and assessed annually.

The Project will provide the amount of required active recreation, pay in lieu, or a combination thereof. The Project's clubroom, amenity deck, courtyard, pool, and other active amenities shall count toward active recreation.

- e. Strategy FLU 1.2.6 – Where permitted by the future land use designation, the City shall encourage development of vertically mixed-use buildings that provide office, commercial, and retail uses on the ground floor so to activate the pedestrian realm and foster a walkable built environment, and residential dwelling units on the second floor and above.

The Project provides for a vertically integrated mixed-use development with commercial uses on the ground floor and residential uses above. The proposed building will front multiple street frontages to activate the pedestrian realm.

- f. Strategy FLU 1.2.10 – Recognizing majority of the City is impacted by the CHHA, the City shall ensure that future development and redevelopment projects are built in accordance with the most recent hazard mitigation techniques and building codes, as defined in the Land Development Regulations.

The Project will comply with all applicable building codes and the Comprehensive Plan.

- g. Intent FLU 1.3 – The City shall encourage and promote infill development and redevelopment.

The Project proposes redeveloping an existing commercial strip center into a mixed-use project with commercial and residential uses. The amount of commercial space will be approximately the same after redevelopment.

- h. Strategy FLU 1.3.1 – The City shall promote redevelopment of underutilized or deteriorated properties.

The Property is currently underutilized as a surface-parked commercial strip center originally developed in 1975. Surface parking is an inefficient use of real estate within the CBD. The Project contemplates integrated retail and condominiums with parking screened from the right of way.

- i. Strategy FLU 1.3.3 – The intensity of development in areas where in-fill development for commercial, office, service, or industrial uses is proposed shall be similar in scale to that of the directly adjacent properties, or as specified in the adopted Community Redevelopment Plans.

The Project is commercial and residential infill development similar in scale to adjacent properties. Margaritaville, an eight (8) story hotel with restaurant, is catty corner to the Property along 1st Street North. Across 6th Avenue is the Dolphin Depot property that is entitled for a sixty-eight (68) foot tall mixed-use hotel and multi-family development.

- j. Strategy FLU 1.3.5 – Future redevelopment activities shall be consistent with sound planning principles, such as the desired community character and the visions, intents, and strategies relating to the development of the land embodied in this element and the comprehensive plan.

Sound urban planning encourages a mix of integrated uses within downtown areas. The Project is also consistent with the City's 2050 Comprehensive Plan as explained throughout this written description.

- k. Strategy FLU 1.3.7 – The City shall support and encourage redevelopment of the core downtown area, also known as the Central Business District (CBD) zoning district boundaries, in accordance with its Downtown Vision Plan and detailed site design regulations. These design regulations shall be incorporated into the Central Business District: CBD Zoning District regulations of the Jacksonville Beach Land Development Code, and shall address such aspects as building design and frontage requirements, landscaping, required parking, and location of parking facilities and driveways.

The Project is consistent with the Downtown Vision Plan as provided in this written description.

- 17. Development Schedule: The schedule for development provided in this written description is an estimation based on current knowledge and conditions. The timelines herein shall be extended to account for any major unforeseen circumstances and any pause, tolling and/or

extension provided by federal, state or local law regarding states of emergency, including but not limited to such relief offered in section 252.363, *Florida Statutes*. The development schedule is met once a timely application for a development permit for a development plan has been submitted pursuant to Article V, Division 6.

18. Minor deviation to PDP: Minor deviations shall be allowed pursuant to the RD zoning district provisions attached hereto as Exhibit 5.
19. Amendments to PDP: Amendments to the preliminary development plan shall be allowed pursuant to the RD zoning district provisions attached hereto as Exhibit 5.

Prepared by, record and return to:
 Baron L. Bartlett, Esq.
 Bartlett & Deal, P.A.
 135 Professional Drive, Suite 101
 Ponte Vedra Beach FL 32082

RE Parcel No. 168890-0000-4
 Buyer's FEI no. 59-3512866

103826

Doc# 2004078384
 Book: 11677
 Pages: 1862 - 1864
 Filed & Recorded
 03/09/2004 09:47:04 AM
 JIM FULLER
 CLERK CIRCUIT COURT
 DUVAL COUNTY
 RECORDING \$ 13.00
 TRUST FUND \$ 2.00
 DEED DOC STAMP \$ 9,888.00

WARRANTY DEED

THIS WARRANTY DEED made this 4th day of March, 2004, by **GOODWILL INDUSTRIES OF NORTH FLORIDA, INC., a Florida non-profit corporation** hereinafter called Grantor, and whose address is 4527 Lenox Avenue, Jacksonville FL 32205 to **1036 BEACH BLVD., INC., a Florida corporation**, hereinafter called Grantee and whose address is P.O. Box 330108, Atlantic Beach FL 32233-0108

(Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **DUVAL** County, Florida, viz:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2003.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

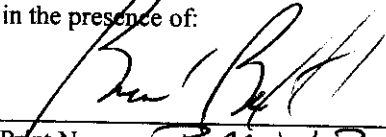
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

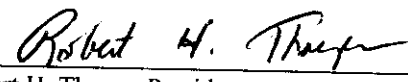
③
 15.00
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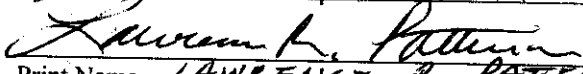
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first abovewritten.

Signed, sealed and delivered
in the presence of:

GOODWILL INDUSTRIES OF NORTH FLORIDA,
INC., a Florida non-profit corporation

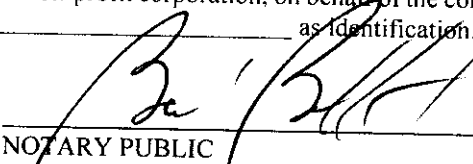

Print Name BARON L. BARTLETT

By: 
Robert H. Thayer, President


Print Name LAWRENCE R. PATTERSON

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ✓ day of March, 2004, by Robert H. Thayer, as President of Goodwill Industries of North Florida, Inc., a Florida non-profit corporation, on behalf of the corporation [☒ who is personally known to me or [☐ who has produced _____ as identification.


NOTARY PUBLIC

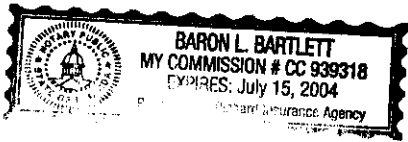


EXHIBIT A

Lots 1 and 2, Block 62, PABLO BEACH NORTH, according to the plat thereof as recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida;

And

Lots 41, 42, 43, 44 and 45, FLAGLER TRACT, according to plat thereof as recorded in Plat Book 15, page 50, of the current public records of Duval County, Florida.

EXHIBIT 2

DUVAL COUNTY PROPERTY ASSESSMENT MAP

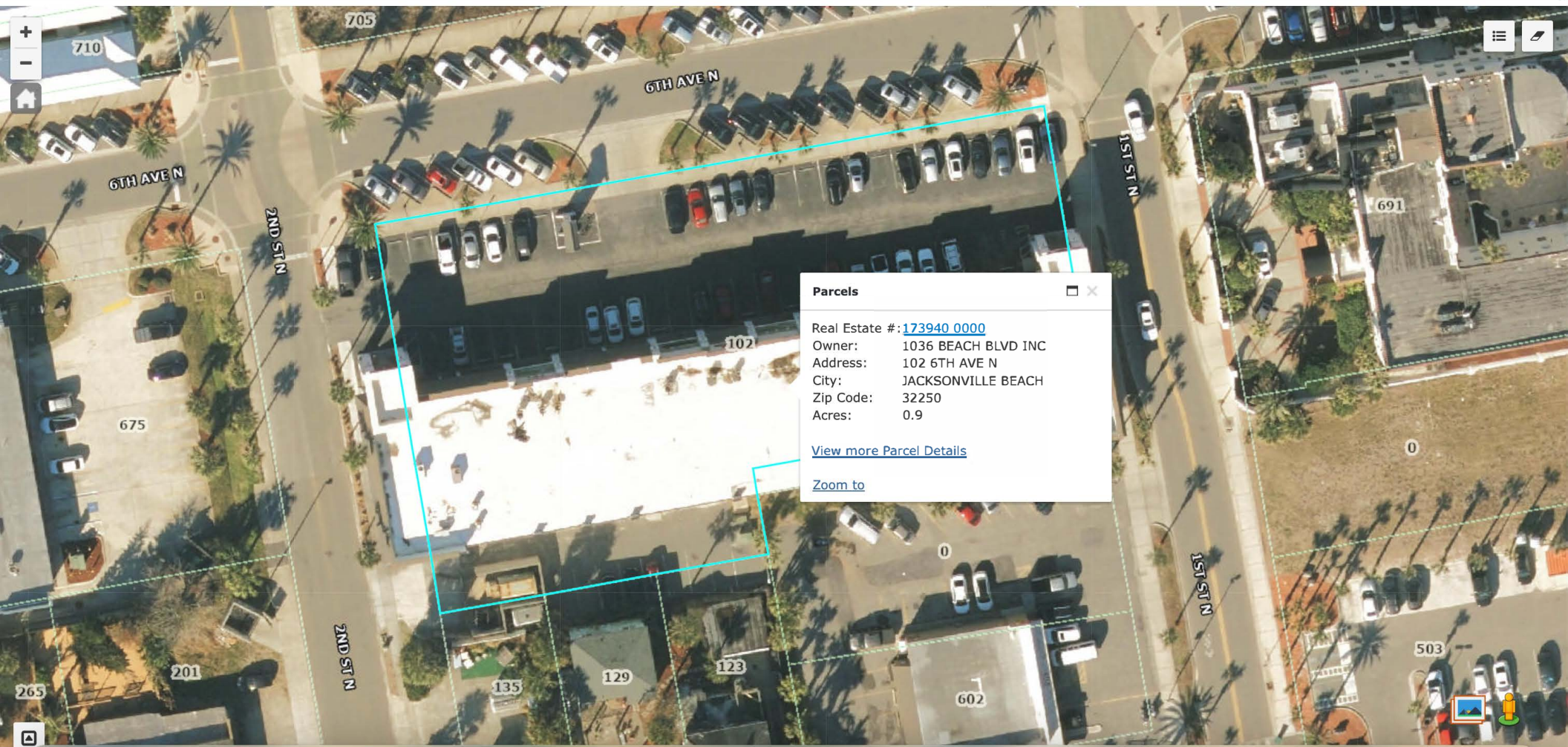


Exhibit 3

Vicinity Map

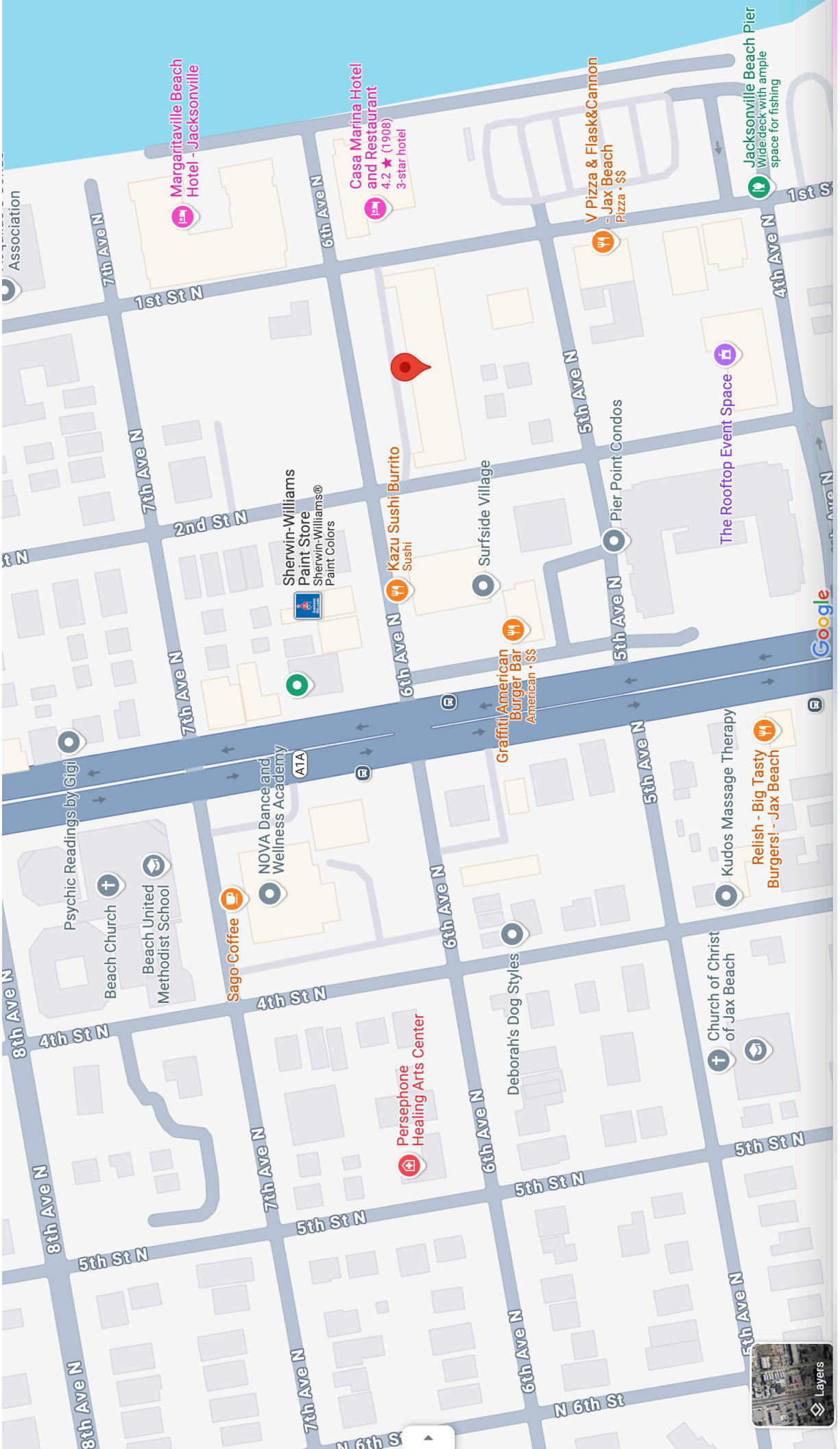


EXHIBIT 4

SITE PLAN

bold line design

corner lot development group

6th avenue mixed-use

conceptual design | 03.11.25













BUILDING MATRIX | 6TH AVENUE MIXED-USE | PARCEL | 173940-0000

BLDG QTY			2 BED		3 BED					4 BED			Parking Count			
			B1	B2	C1	C2	C3	C4	C5	D1			Standard	Compact	H/C	Total
1	MIX 1		1,385	1,529	1,456	1,515	1,600	1,633	1,748	2,528						
										Total	Retail SF	Gross SF				
			Floor 1	0	0	0	0	0	0	0	18,852	43,192	16	19	3	38 Spaces
			Floor 2	0	1	1	0	0	1	0	0	44,297	47	50	2	99 Spaces
			Floor 3	0	1	1	0	0	1	0	0	44,249	48	50	2	100 Spaces
			Floor 4	1	1	1	1	8	1	1	0	47,148	0	0	0	0 Spaces
			Floor 5	0	1	1	1	9	1	1	0	36,535	0	0	0	0 Spaces
			Total	1	4	4	2	17	4	2	18,852	215,421	111	119	7	237 Spaces
				13.89%			80.56%			5.56%	100.00%	215,421				

PARKING REQUIRED:
38 COMMERCIAL SPACES (1 SPACE PER 500 SF OF COMMERCIAL SPACE)
72 RESIDENTIAL SPACES (2 SPACES PER DWELLING UNIT)
TOTAL SPACES: 110

PARKING PROVIDED:
38 COMMERCIAL SPACES
72 RESIDENTIAL SPACES
127 ADDITIONAL SPACES
TOTAL SPACES: 237

SITE AND BUILDING INFORMATION:
EXISTING ZONING AND LAND USE: CBD
ACREAGE: 0.9 ACRES
PROPOSED ISR: 100%
REQUIRED ISR: 100%
REQUIRED BUILDING COVERAGE: 100%
PROPOSED BUILDING COVERAGE: 100%
REQUIRED SETBACKS: 0 FEET
PROPOSED SETBACKS: 0 FEET
BUILDING HEIGHT: 59'-0"



EXHIBIT 5

RD ZONING REGULATIONS

PART II - CODE OF ORDINANCES
Chapter 34 - LAND DEVELOPMENT CODE
ARTICLE VI. ZONING DISTRICTS

- (1) *Minimum lot area:* None
 - (2) *Minimum lot width:* None.
 - (3) *Minimum yards:*
 - a. *Front yard:* Ten (10) feet.
 - b. *Side yard:* Five (5) feet, except for a corner lot. On a corner lot, the side yard facing the corner shall be ten (10) feet.
 - c. *Rear yard:* None.
 - (4) *Minimum floor area:* None.
 - (5) *Maximum lot coverage:* Eighty-five (85) percent.
 - (6) *Height:* Thirty-five (35) feet.
 - (f) *Off-street parking and loading.* The off-street parking and loading standards for the I-1 Zoning District are found in Article VII, Division 1.
 - (g) *Supplemental standards.* The supplemental standards for the I-1 Zoning District are found in Article VII, Division 2.
 - (h) *Landscape standards.* The landscape standards for the I-1 Zoning District are found in Article VII, Division 3.
 - (i) *Sign standards.* The sign standards for the I-1 Zoning District are found in Article VII, Division 4.
 - (j) *Environmental standards.* The environmental standards for the I-1 Zoning District are found in Article VII, Division 5.
- (Ord. No. 7500, § 7.2(K), 8-19-91; Ord. No. 7533, § 1, 8-17-92; Ord. No. 95-7627, § 2, 7-17-95; Ord. No. 97-7716, § 1, 10-6-97; Ord. No. 98-7754, § 1, 11-16-98; Ord. No. 2000-7790, § 1, 7-3-00; Ord. No. 2000-7800, § 1, 11-6-00; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2003-7860, § 10, 10-6-03; Ord. No. 2009-7976, § 1, 9-8-2009; Ord. No. 2015-8065, § 14, 12-7-15; Ord. No. 2016-8073, § 1, 6-6-16; Ord. No. 2017-8090, § 1, 8-7-17; Ord. No. 2018-8110, § 1, 9-17-18; Ord. No. 2020-8133, § 6, 3-2-20; Ord. No. 2020-8135, § 1, 3-2-20; Ord. No. 2020-8145, § 8, 9-21-20)

Sec. 34-621. Redevelopment District: RD.

- (a) *Purpose and intent.* The RD Zoning District classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan.
- (b) *RD Zoning District boundaries.*
 - (1) *General.* The RD Zoning District boundaries include all lands lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A-1-A), and Ninth Avenue North.

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- (c) *General overview.* Land that is not zoned RD but seeks to be rezoned to Redevelopment District: RD must comply with Article V, Division 3 standards and must also receive approval of a preliminary development plan pursuant to the procedures and standards of this Section. The preliminary development plan for an RD Zoning District classification must then receive approval of a development plan pursuant to the procedures and standards of Section 34-586 et seq.
- (d) *Preapplication conference.*
- (1) Prior to submitting an application for rezoning to Redevelopment District and preliminary development plan for RD Zoning District classification, an applicant shall request in writing a preapplication conference with the Planning and Development Director or designee.
 - (2) *Scheduling of preapplication conference.* A preapplication conference on the proposed application shall be scheduled with the applicant and staff for the Jacksonville Beach Community Redevelopment Agency, other City Departments and state or federal agencies that may be involved in the review and processing of the application will be present. The applicant shall be notified in advance by the Planning and Development Department the time, date and place of the conference.
 - (3) *Preapplication conference issues.* At the preapplication conference, the Planning and Development Director or designee, the applicant, staff for the Jacksonville Beach Community Redevelopment Agency, and the representatives from other City Departments, state and federal agencies shall discuss the proposed development and the following issues as they relate to the application for an RD Zoning District designation:
 - a. The existing characteristics of the site proposed for development or redevelopment including but not limited to existing built land uses, vacant areas, land ownership and existing densities;
 - b. The relationship between the proposed development, existing land uses, and surrounding land uses;
 - c. The status of existing and proposed on-site streets, utilities or other public and private facilities to serve the proposed development; and
 - d. The status of public facilities that would serve the proposed development, specifically as it relates to the Capital Improvements Element (CIE) of the Comprehensive Plan.
 - (4) *Written summary.* Within ten (10) working days of the preapplication conference, the Planning and Development Department shall provide the applicant with a written summary of the preapplication conference. One (1) copy of this written summary shall be submitted by the applicant to the Planning and Development Department at the time of submission of the application for development permit.
- (e) *Application for an RD Zoning District.*
- (1) *Submission of application.* Following the preapplication conference, an application for rezoning and a preliminary development plan for RD Zoning District classification shall be submitted to the Planning and Development Department, along with a nonrefundable application fee which is established from time to time by the City Council to defray the actual cost of processing the application.

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- a. *Determination of sufficiency.* The Planning and Development Department shall determine if the application is sufficient within fifteen (15) working days after it is submitted.
 - 1. If the Planning and Development Department determines the application is not sufficient, a written notice shall be provided to the applicant specifying the application's deficiencies. No further action shall be taken on the application until the deficiencies are remedied.
 - 2. When the application is determined sufficient, the Planning and Development Department shall notify the applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to this Section.
- (2) *Contents of application.* The rezoning and preliminary development plan application shall include the following information:
 - a. The names, address, and telephone number of the owners of record of the land proposed for development.
 - b. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.
 - c. The name, address and telephone number of the agent of the applicant, if there is an agent.
 - d. The name, address, and telephone number of all land use, environmental, engineering, economic, or other professionals that are assisting with the application.
 - e. The name, address and legal description of the land on which the preliminary development plan is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.
 - f. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for development, with the boundaries already marked.
 - g. An eight and one-half (8½) by eleven (11) vicinity map locating the proposed land for development.
- (3) *Project Narrative.* A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.
 - a. A statement of the applicant's intentions with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.
 - b. A description of how the project will meet the Jacksonville Beach Community Redevelopment Plan, Comprehensive Plan, and the LDC.

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1. If there are any aspects of the plan that do not meet one of the above, the applicant shall describe how it is deviating from those requirements.
- c. A description of the proposed development, including:
 1. The number and type of residential dwelling units.
 2. The approximate gross density for the residential development.
 3. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.
 4. Calculations showing the total lot coverage for building and accessory uses.
- d. A tentative development schedule indicating:
 1. The approximate date when construction of the development can be expected to begin.
 2. The stages in which the development will be built and the approximate date when construction on each stage can be expected to begin.
 3. The approximate date when each stage of development will be completed.
- f) *Preliminary Development Plan.* A preliminary development plan showing the following:
 - (1) Parcel boundary.
 - (2) Location of all proposed buildings.
 - (3) The proposed traffic circulation system.
 - (4) Parking facilities.
 - (5) Dimensions with scale.
 - (6) Building height.
 - (7) Site data table with the following:
 - a. Parcel number.
 - b. Existing Zoning and Land Use.
 - c. Acreage.
 - d. Proposed and required parking counts.
 - e. Proposed and required ISR.
 - f. Proposed and required building coverage.
 - g. Proposed and required setbacks/buffers.
- (g) *Standards.* A Preliminary Development Plan for a RD Zoning District designation shall comply with the following standards:
 - (1) *Land area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.

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- (2) *Permitted uses.*
- a. Uses shall be appropriate for the location requested, compatible with other existing or proposed uses in the general vicinity, and consistent with the adopted Jacksonville Beach Community Redevelopment Plan.
- (3) The following uses are specifically prohibited:
- a. Manufacturing., except for activity related to the production of items designed for sale at retail on the premises such as arts and crafts, jewelry, or bakery goods.
 - b. Outdoor storage areas of any kind, including junk yards.
 - c. Wholesale trade, warehouse, and distribution establishments.
 - d. Cemeteries.
 - e. Mobile home parks.
 - f. Motor vehicle repair, services, and garages.
 - g. Transportation and transportation service establishments, except terminal and service facilities for passenger transportation.
 - h. Petroleum and petroleum products receiving, storage/and distribution.
 - i. Veterinary services and kennels.
 - j. Recreational vehicle or travel trailer parks.
 - k. Commercial and industrial laundries.
 - l. Cold storage and ice processing plants.
 - m. Rooming and boarding houses.
 - n. The business of off-site advertising.
- (4) *Residential density.* The maximum density allowed for residential development shall not exceed forty (40) dwelling units per gross acre, or two (2) dwelling units for the first five thousand (5,000) square feet, plus one (1) dwelling unit for each additional one thousand (1,000) square feet of land, whichever is the strictest.
- (5) *Area and setback requirements.* Minimum lot area, minimum width, yard setbacks, and maximum lot coverage shall be consistent with the existing and proposed development of the surrounding area. The maximum building height allowed shall be thirty-five (35) feet.
- (6) *Traffic circulation control and parking.*
- a. A suitable transportation and traffic control plan shall be provided showing the utilization of existing roads for access to the proposed development, and their relationship to on-site driveways, parking and loading areas, refuse collection points, sidewalks, bike paths, and other traffic-related facilities. The suitability of the proposed traffic management system shall be determined, in part, by the potential impact of the development on safety, traffic flow and control, accessibility for emergency vehicles,

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and consistency of the development with the provisions of the Jacksonville Beach Community Redevelopment Plan.

- b. Principal vehicular access points shall be designed to permit smooth traffic flow and minimize hazards to vehicular and pedestrian ways. Minor streets within a Preliminary Development Plan shall not be connected to streets outside the site in such a way as to encourage their use by through traffic.
- (7) *Off-street parking and loading.* Off-street parking and loading shall be provided in a planned and coordinated manner consistent with the provisions of the Land Development and not in conflict with the Jacksonville Beach Community Redevelopment Plan.
- (8) *Open space/active recreation requirements.* All residential developments shall provide common open space/active recreation for amenities or recreational purposes. The use of the open space or recreational areas shall be appropriate for the scale and character of the proposed residential development based on consideration of the size, density, anticipated population, topography, and the type of dwelling units. The common open space or recreational area shall be suitably improved for its intended use and the buildings, structures, and improvements permitted in the common areas shall be appropriate to the uses which are authorized for such areas.
- (9) *Signage.* All signs erected shall be consistent with the standards of Article VII, Division 4.
- (10) *Landscape.* Landscaping shall be consistent with the goals, objectives, and policies Article VII, Division 3. Parcels located within the CBD shall follow Section 34-623.
- (11) *Environmental.* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Stormwater Master Plan, Article VII, Division 5
- (12) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary to adequately service the development.
- (13) *Adequate public facilities.* The application shall comply with the standards in Article IX, Adequate Public Facility Standards.
- (14) *Comprehensive Plan consistency.* The proposed development shall be consistent with the Future Land Use Map and the visions, intents, and strategies of the Comprehensive Plan.
- (h) *Review and report.* Once the application is determined sufficient, the Planning and Development Department shall prepare a report recommending approval, approval with conditions or denial, based on the standards in Section 34-621(e)(3)(f) & (g). At least one week before the scheduled public hearing, the Planning and Development Department will provide the application and report to the Jacksonville Beach Community Redevelopment Agency and the Planning Commission for its review. The Planning and Development Department shall provide a copy of the staff recommendation report to the applicant once the report is completed, along with notification of the time and place the application will be considered at a public hearing.
- (i) *Notice.* The Planning and Development Department shall provide notice of the public hearings pursuant to the requirements of Section 34-504.

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(j) *Public hearings and recommendations.*

- (1) The Jacksonville Beach Community Redevelopment Agency shall hold one (1) public hearing after the application is deemed sufficient by the Planning and Development Department. At the public hearing the agency shall consider the application, the staff report, comments of the applicant and CRA Staff and public testimony. The Jacksonville Beach Community Redevelopment Agency shall review the application and staff report to recommend to the City Council either an approval, approval with conditions or denial, based on consistency with the Jacksonville Beach Downtown Redevelopment Plan.
- (2) The Planning Commission shall hold one (1) public hearing, and shall review the application, the staff report, comments of the applicant and City staff, the recommendation of the Community Redevelopment Agency, and public testimony. The Planning Commission shall recommend to the City Council either an approval, approval with conditions or denial based on the standards in Section 34-621(e) and (f) and 34-538.
- (3) City Council shall hold two (2) public hearings on an application for RD Zoning District classification. The second public hearing before the City Council shall be held approximately two (2) weeks after the first public hearing. The day, time, and place at which the second City Council public hearing will be held shall be announced at the first public hearing.

(k) *Action by the City Council.*

- (1) *Scheduling of public hearing.* Upon notification of the recommendation of the Jacksonville Beach Community Redevelopment Agency and the Planning Commission, the application and recommendation shall be forwarded to the City Council for the scheduling of a public hearing at the first available regularly scheduled meeting by which time the public notice requirements can be satisfied.
- (2) *Decision.* At the public hearings, the City Council shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, the recommendation of the Planning Commission, and comments of the applicant and City staff. After the close of the public hearing, the City Council shall approve, approve with conditions, or deny the rezoning application and preliminary development plan pursuant to the standards in Section 34-621(e) and (f) and 34-538.

(l) *Conditions.* The Jacksonville Beach Community Redevelopment Agency and the Planning Commission shall have the authority to recommend, and the City Council shall have the authority to impose such conditions on an RD Zoning District designation that are necessary to accomplish the purposes of this Section, this code, and the Comprehensive Plan.

(m) *Effect of development order for an RD Zoning District designation.* Issuance of a development order for RD Zoning District classification shall constitute an amendment to the official Zoning Map to RD Zoning District. It shall also be deemed to authorize the applicant to submit to the Planning and Development Department an application for development permit for the approved preliminary RD development plan pursuant to Section 34-586 et seq. No development plan shall be accepted for review and consideration unless the RD Zoning District classification and preliminary RD development plan have been approved and remain valid and in effect.

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- (n) *Recordation.* The adopted Redevelopment District: RD ordinance shall be recorded in the office of the Duval County Clerk and shall be binding upon the property owners subject to the development order, their successors and assigns, and shall constitute the development regulations for the property. Development of the property shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the adopted preliminary RD development plan. Failure on the part of the applicant to record the Redevelopment District: RD ordinance within a period of sixty (60) days following its adoption by the City Council shall render the plan invalid.
- (o) *Development Schedule.* The schedule of development must adhere to the stated phasing schedule in the enacted RD project narrative.
- (p) *Minor deviation to preliminary development plan for an RD Zoning District designation.* A minor deviation may be made from the preliminary development plan upon written approval of the Planning and Development Director or designee. Minor deviations which shall be authorized are those that appear necessary in light of technical or engineering considerations first discovered during actual development that are not reasonably anticipated during the initial approval process, and shall be limited to the following:
- (1) Alteration of the location of any road or walkway by not more than five (5) feet;
 - (2) Alteration of the building envelope of up to five (5) percent, provided such alteration complies with the requirements of this Code.
 - (3) Reduction of the total amount of open space by not more than five (5) percent, provided that such reduction does not permit the required open space to be less than that required by this Code.
 - (4) Alterations of the location, type, or quality of required landscaping elements, if it complies with this Code.
- (q) *Amendments to preliminary development plan.* A preliminary development plan may be amended only pursuant to the procedures established for its original approval as otherwise set forth in this Section.

(Ord. No. 7500, § 7.2(L), 8-19-91; Ord. No. 99-7776, § 1, 12-6-99; Ord. No. 2001-7810, § 1, 7-16-01; Ord. No. 2004-7878, § 1, 7-19-04; Ord. No. 2005-7899, § 7, 4-4-05; Ord. No. 2014-8042, § 6, 2-3-14; Ord. No. 2015-8065, § 15, 12-

Sec. 34-622. Planned Unit Development District: PUD.

- (a) *Purpose and intent.* The application of flexible land use regulations to the development of land is often difficult or impossible within traditional Zoning District standards. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish a Planned Unit Development (PUD) Zoning District designation in which development is in harmony with the general purpose and intent of this Code and the Comprehensive Plan. The objective of a PUD Zoning District is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers, to produce development which is in keeping with overall land use intensity and open space objectives of this Code and the Comprehensive Plan, while departing from the strict



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner.
DATE:	05/08/2025
SUBJECT:	PC# 06-25, Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 27, 2025 Planning Commission Meeting.

PC# 06-25, Conditional Use Application

OWNER: 651 San Clementi LLC
5576-2 Timuquana Road
Jacksonville, Florida 32210

APPLICANT: 651 San Clementi LLC
5576-2 Timuquana Road
Jacksonville, Florida 32210

AGENT: Michael Sittner - Driver, McAfee, Hawthorne & Diebenow, PLLC
1 Independence Drive, Suite 1200
Jacksonville, Florida 32202

LOCATION: 510 3rd Street South
RE# 175971-0000

REQUEST: **Conditional Use Application** to allow for the conversion of a professional office into a multifamily dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34-558(n)(1).

COMMENTS: The subject property, located a 510 S. 3rd Street, was originally constructed in 1948. The structure has seen many changes and renovations in that time. The structure is located on a lot of record, roughly 6,250 sq. ft. in size. The property has been used for a variety of purposes, but most recently was used for professional offices.

Some time in the last 10 years, the structure was illegally converted into five (5) dwelling units. The Planning and Building Divisions have no records of any permits for this level of renovation, change in use, or Conditional Use approval for multifamily use in C-1 zoning. The property was purchased by a new owner in



2022, and the new owner began an extensive renovation, again without permits, to upgrade and reconfigure the dwelling units. The renovation was noted by Code Enforcement, and the work was halted. Unfortunately, by the time the City Staff were able to stop the work, the structure had been basically gutted on the inside.

The property was sold again in 2024, to the current owner. The current owner immediately came to speak with staff to explore what could be done with the structure, and how to get to legal status. Building, Planning and Fire Inspection Staff met with the owner and their representative to discuss all the possibilities for the use of the property. The structure takes up the majority of the lot, and has minimal off-street parking. As such, options are limited, and regardless of the use, a variance would be required. Based on the age and location of the structure, as it does not meet setbacks or lot coverage requirements of the current LDC.

After much discussion, the applicant decided that the best use of the property would be two multifamily dwelling units. Based on the density of the Future Land Use category, the minimum lot size for multifamily and the available parking on the property, the site can support two units. The existing limited parking is adequate for the use as two (2) dwelling units, and the reduction in intensity, both from office use or five (5) dwelling units, down to two (2), will be more compatible with the surrounding area, and lower the demand on parking and traffic.

Adjacent uses include the following: commercial office to the north, parking and vacant commercial to the west, mixed-use commercial to the south, and multifamily to the east, across 3rd Street South. The proposed use is not inconsistent with the comprehensive plan, and staff does not believe the proposed use will be a nuisance to the adjoining properties, as the use is less intense, and use of the multifamily will likely have opposing times to the commercial uses.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends **approval of PC#06-25 as submitted.**

ATTACHMENTS:

1. PC#06-25 Application

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

RECEIVED

APR 16 2025



PLANNING
DEPARTMENT
CONDITIONAL USE APPLICATION

PC No. 06-25
AS/400# 25-10007
HEARING DATE 5/27/25
Tuesday

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article VI, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within ten (10) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. **All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.**

APPLICANT INFORMATION

Land Owner's Name: 651 San Clementi LLC
Mailing Address: 5576-2 Timuquana Road
Jacksonville, FL 32210

Telephone: _____
Fax: _____
E-Mail: _____

Applicant Name: 651 San Clementi LLC
Mailing Address: 5576-2 Timuquana Road
Jacksonville, FL 32210

Telephone: _____
Fax: _____
E-Mail: _____

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: Michael Sittner, Driver, McAfee, Hawthorne & Diebenow, PLLC
Mailing Address: 1 Independent Drive, Suite 1200
Jacksonville, FL 32202

Telephone: (904) 807-8214
Fax: _____
E-Mail: msittner@drivermcafee.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 510 3rd Street South, Jacksonville Beach, FL 32250 (RE 175971 0000)

Legal Description of property (attach copy of deed): See attached.

Current Zoning Classification: C-1 Future Land Use Map Designation: CL

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (9), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: Sections 34-617 and 37-614

Describe the proposed conditional use and the reason for the request: Two (2) multi-family dwellings. Applicant seeks to convert the office use for two (2) multi-family dwellings. Please see attached answers to criteria and explanation for request.

Applicant Signature: [Signature] Date: 4.15.25

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET PHONE (904) 247-6231 FAX (904) 247-6107



Conditional Use Purpose and Standards

Section 34-546. Purpose.

Conditional uses are those uses which are generally not compatible with the other land uses permitted in a Zoning District, but with individual review and control of their location, design, configuration and intensity and density of use, buildings and structures, and the imposition of conditions pertinent thereto in order to ensure the appropriateness of the use at a particular location, may be permitted in the Zoning District as a conditional use.

Section 34-553. Standards applicable to all conditional uses.

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

- (a) The conditional use is consistent with the visions, intents and strategies of the Comprehensive Plan, including standards for building and commercial intensities and densities, and intensities of use;
- (b) The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the Zoning District in which it is proposed;
- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact such as massing, of the proposed use on adjacent properties, and provides adequate screening and buffering;
- (d) The proposed conditional use will not have an adverse effect on the permitted uses of the Zoning District where it is located;
- (e) The proposed conditional use will not have a demonstrated adverse effect on the value of adjacent property;
- (f) There are adequate public facilities and services pursuant to Article IX, Adequate Public Facility Standards;
- (g) There is adequate ingress and egress to the proposed conditional use;
- (h) The proposed conditional use is consistent with the requirements of the LDC;
- (i) The applicant has guaranteed the provision of open space and other improvements, as may be required, associated with the proposed conditional use;
- (j) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the Comprehensive Plan authorizing such use and all other applicable requirements of the LDC including specific conditional uses below.

Section 34-558. Criteria for Specific Conditional Uses.

The specific standards for certain conditional uses are located within the Land Development Code.

Agent Authorization

City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for 510 3rd Street South, Jacksonville Beach, Florida
32250 (RE# 175971 0000)

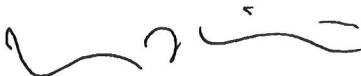
Ladies and Gentlemen:

You are hereby advised that undersigned, Abdul Rahimi, as manager of 651 San Clementi LLC, a Florida Limited Liability Company, owner of the above referenced property, authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for variance and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

651 SAN CLEMENTI LLC, a Florida
Limited Liability Company

STATE OF Florida
COUNTY OF Duval

By: Abdul Rahimi, manager

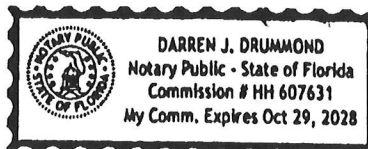
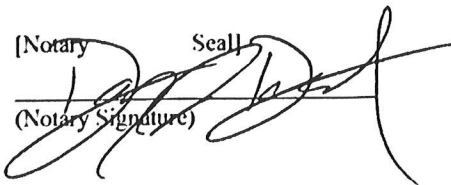


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of January, 2025 by, Abdul Rahimi, as manager of 651 San Clementi LLC, a Florida Limited Liability Company, on behalf of the company, who is ☐ personally known to me or ☒ has produced FL Drivers Lic as identification.

[Notary

Seal]

(Notary Signature)



**Answers to Standards Applicable to All Conditional Uses
in Jacksonville Beach, Florida**

Project Background

This conditional use application is to permit two (2) multi-family residential units at 510 3rd Street South, Jacksonville Beach, Florida 32250 as more particularly described in the filed legal description (the "Property"). The existing building on the Property was built in 1948 and was most recently used as an office. The Property is zoned C-1, which designates multi-family dwellings as a conditional use subject to Section 34-614 residential, multi-family: RM-1 for parcels west of 3rd Street. Because the Property was developed over seventy-five (75) years ago, there are existing non-conforming characteristics for the Property. As a result, a companion variance application is filed with this application to account for existing site conditions.

- (a) *The conditional use is consistent with the visions, intents and strategies of the Comprehensive Plan, including standards for building and commercial intensities and densities, and intensities of use;*

The requested multi-family residential use is consistent with the City's Comprehensive Plan, including FLU 1, 1.2.14, 1.3.1, 1.3.2, 1.4.2, 1.4.3 and Housing 1 and 1.1. The Commercial Limited land use category allows up to twenty (20) units per acre. The proposed two (2) units on the 0.14 acre parcel is approximately thirteen (13) units per acre.

- (b) *The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the Zoning District in which it is proposed;*

The conditional use requests converting the existing building for multi-family dwellings, which is consistent with the buildings to the north and south used for office and retail. Across the street from the Property is a multi-family complex located at 220 5th Avenue South. A mix of retail, commercial, and multi-family along a commercial corridor creates vibrant community and reduces vehicle miles travelled. The existing building will largely maintain its existing exterior facade with an interior buildout, thereby maintaining the architectural consistency that exists today.

- (c) *The design of the proposed conditional use minimizes adverse effects, including visual impact such as massing, of the proposed use on adjacent properties, and provides adequate screening and buffering;*

As stated, the conversion to multi-family primarily involves an interior buildout only. The exterior of the building will largely maintain its current look.

- (d) *The proposed conditional use will not have an adverse effect on the permitted uses of the Zoning District where it is located;*

The multi-family uses will not have an adverse effect on the permitted uses of the zoning district. The Property is zoned C-1, which generally permits lighter intensity commercial uses. Hotels, motels, auxiliary dwelling units, and short-term vacation rentals are all permitted uses under the C-1 zoning district and are comparable to the conditional use being requested.

- (e) The proposed conditional use will not have a demonstrated adverse effect on the value of adjacent property;*

The proposed conditional use will not have an adverse effect on the value of adjacent property. Converting from office uses will make the neighboring office uses more valuable since there will be less supply in the area. Tenants may also be interested in renting an adjacent office to provide a convenient live / work atmosphere.

- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;*

Applicant will work with the City to ensure there are adequate public facilities and services to serve the proposed uses.

- (g) There is adequate ingress and egress to the proposed conditional use;*

There is adequate ingress and egress to the Property, which is accessible via an alley way from 3rd Street South. Two (2) multi-family dwellings require four (4) parking spaces, and five (5) will be provided. There are also available on-street parallel parking spaces abutting the Property on 3rd Street South.

- (h) The proposed conditional use is consistent with the requirements of the LDC;*

The proposed conditional use is consistent with the requirements of the LDC. A companion variance application is filed with this application to account for the existing building conditions. It is important to note that the existing nonconformities are not being exacerbated with the proposed change of use.

- (i) The applicant has guaranteed the provision of open space and other improvements, as may be required, associated with the proposed conditional use;*

The Property is being used for only two (2) dwelling units and has existing site constraints. A courtyard is provided to the rear of the structure as well as balconies to provide outdoor opportunities. Additionally, the Property is located three (3) blocks from Oceanfront Park and the beach.

- (j) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.*

The Property is within the Commercial Limited land use category, which permits a maximum of twenty (20) units per acre. The proposed two (2) units results in thirteen (13) units per acre. Pursuant to the C-1 zoning district, multi-family dwellings west of 3rd Street are subject to the RM-1 district. The minimum lot area is met with two (2) multi-family units. The variance application includes requests for existing conditions.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

651 SAN CLEMENTI LLC

Filing Information

Document Number	L18000044344
FEI/EIN Number	N/A
Date Filed	02/19/2018
Effective Date	02/19/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/25/2024

Principal Address

8402 MOSSY PINES WAY
GAINESVILLE, VA 20155

Mailing Address

5576-2 Timuquana Rd
Jacksonville, FL 32210

Changed: 11/25/2024

Registered Agent Name & Address

First coast Tax & Accounting
5576-2 Timuquana Rd
JACKSONVILLE, FL 32210

Name Changed: 11/25/2024

Address Changed: 11/25/2024

Authorized Person(s) Detail

Name & Address

Title MGR

Rahimi, Abdul

8402 MOSSY PINES WAY
GAINESVILLE, VA 20155

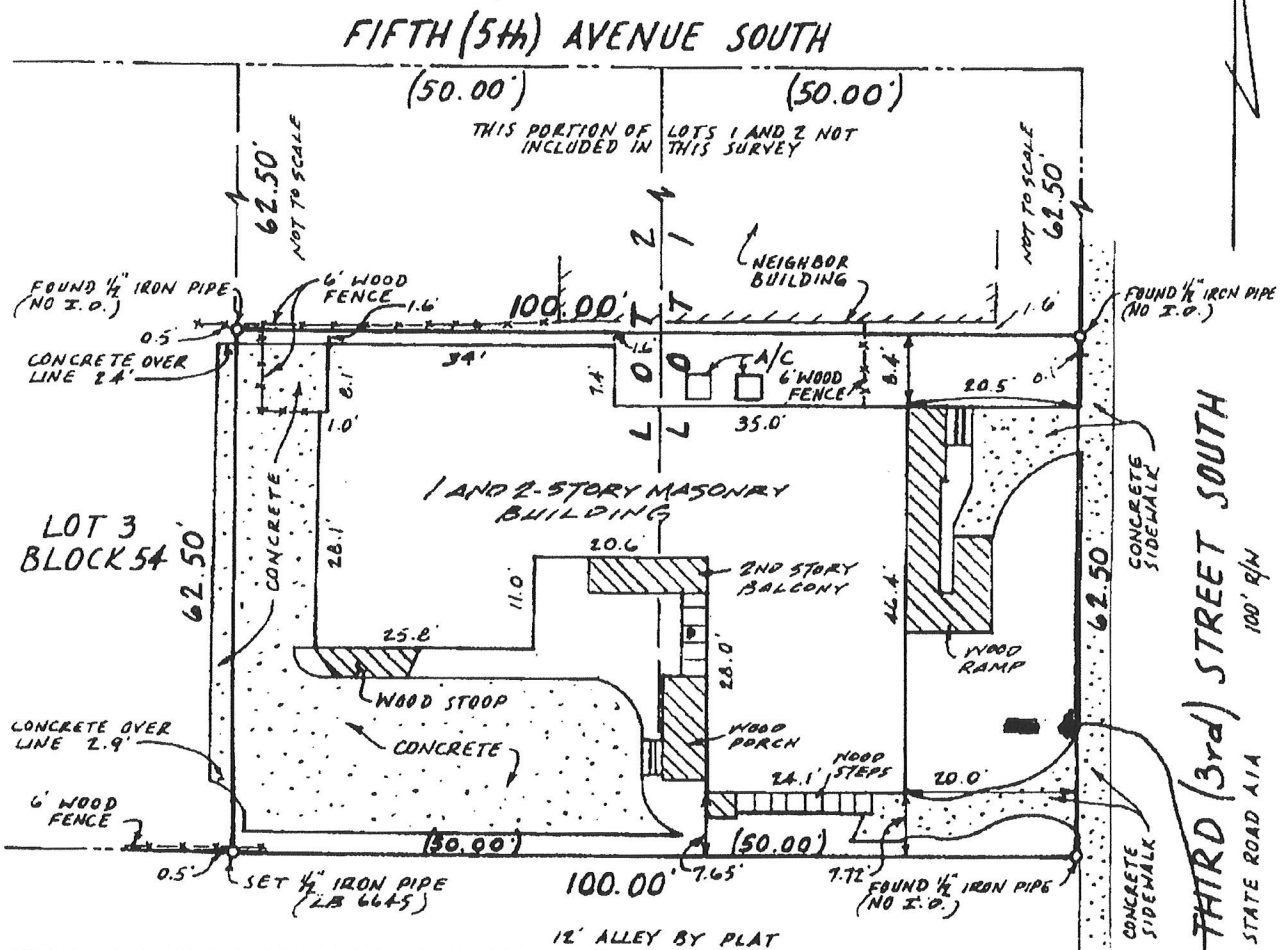
Annual Reports

Report Year	Filed Date
2023	11/25/2024
2024	11/25/2024
2025	02/06/2025

Document Images

<u>02/06/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/25/2024 -- REINSTATEMENT</u>	View image in PDF format
<u>10/12/2022 -- REINSTATEMENT</u>	View image in PDF format
<u>04/16/2021 -- REINSTATEMENT</u>	View image in PDF format
<u>10/07/2019 -- REINSTATEMENT</u>	View image in PDF format
<u>02/19/2018 -- Florida Limited Liability</u>	View image in PDF format

MAP SHOWING BOUNDARY SURVEY OF:
 THE SOUTH-HALF (S 1/2) OF LOTS 1 AND 2, BLOCK 54, PABLO BEACH SOUTH, AS RECORDED IN
 PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES:

1. ALL INTERIOR BOUNDARY ANGLES ARE 90°00'00".
2. NO BUILDING RESTRICTION LINE SHOWN ON PLAT, THERE ARE RESTRICTION LINES BY ZONING AND THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.
3. THIS PROPERTY LIES IN FLOOD ZONE "X" WHICH IS THE AREA OUTSIDE THE 500 YEAR FLOOD ACCORDING TO FEMA FLOOD MAP REVISED 4/17/89, COMMUNITY PANEL NO. 120078 0002 D.

PREPARED FOR THE BENEFIT OF:
 JAMES R. F. MARIELLA RUSHING.

Owner
Renovations
for a
Two Dwelling
Unit
Residential
Building

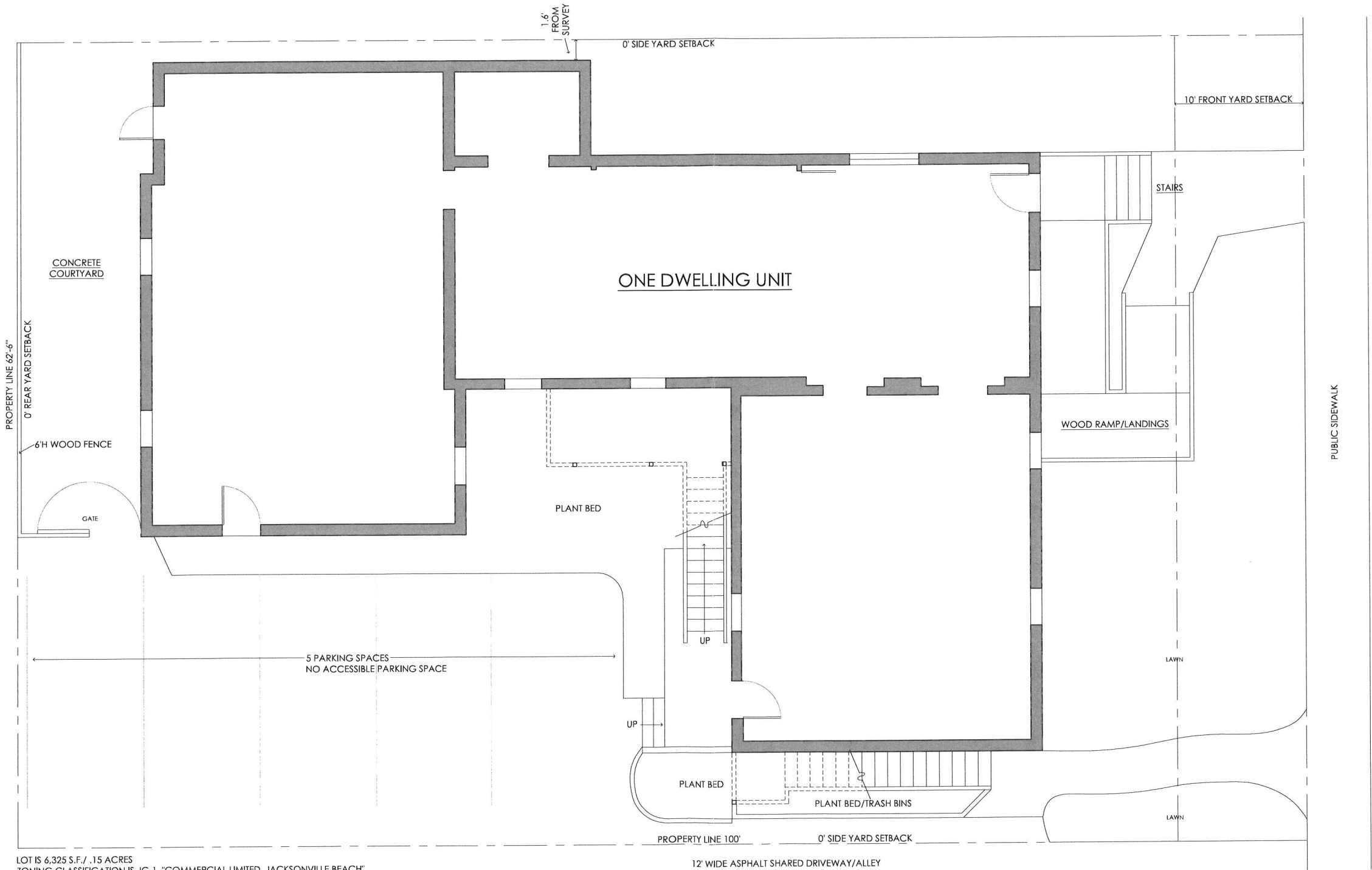
at
510 South 3rd Street
Jacksonville Beach,
Florida 32250

Jurisdiction of
City of
Jacksonville
Beach



2003 Woodmere Circle
Jacksonville, Florida
32210
904.428.9372
admin@mac-architect.com
AR 17019

All reports, plans, specifications, computer files, field data, notes and other documents and instruments of service prepared by the architect shall remain the property of the architect. The architect shall retain all common law, statutory and other reserved rights, including the copyright.
Mary Ann Chambliss Architect



LOT IS 6,325 S.F./ .15 ACRES
ZONING CLASSIFICATION IS JC-1, "COMMERCIAL LIMITED, JACKSONVILLE BEACH"
FLOOD ZONE X (PER SURVEY)

EXISTING BUILDING AREA (BUILDING FOOTPRINT) = 2485 S.F. = 38%
IMPERVIOUS SURFACE AREAS = 2148 S.F. = 34%
TOTAL/ACTUAL LOT COVERAGE 2485 + 2148 = 4633 S.F. = 74%

FRONT SETBACK = 10'
SIDE SETBACK = 0
REAR SETBACK = 0
MAXIMUM LOT COVERAGE = 85%
MAXIMUM HEIGHT = 35'

SCOPE OF WORK = INTERIORS; NO BUILDING ADDITIONS OR SITE WORK
CONVERT TO TWO DWELLING UNITS

2 PARKING SPACES REQUIRED PER DWELLING UNIT = 4

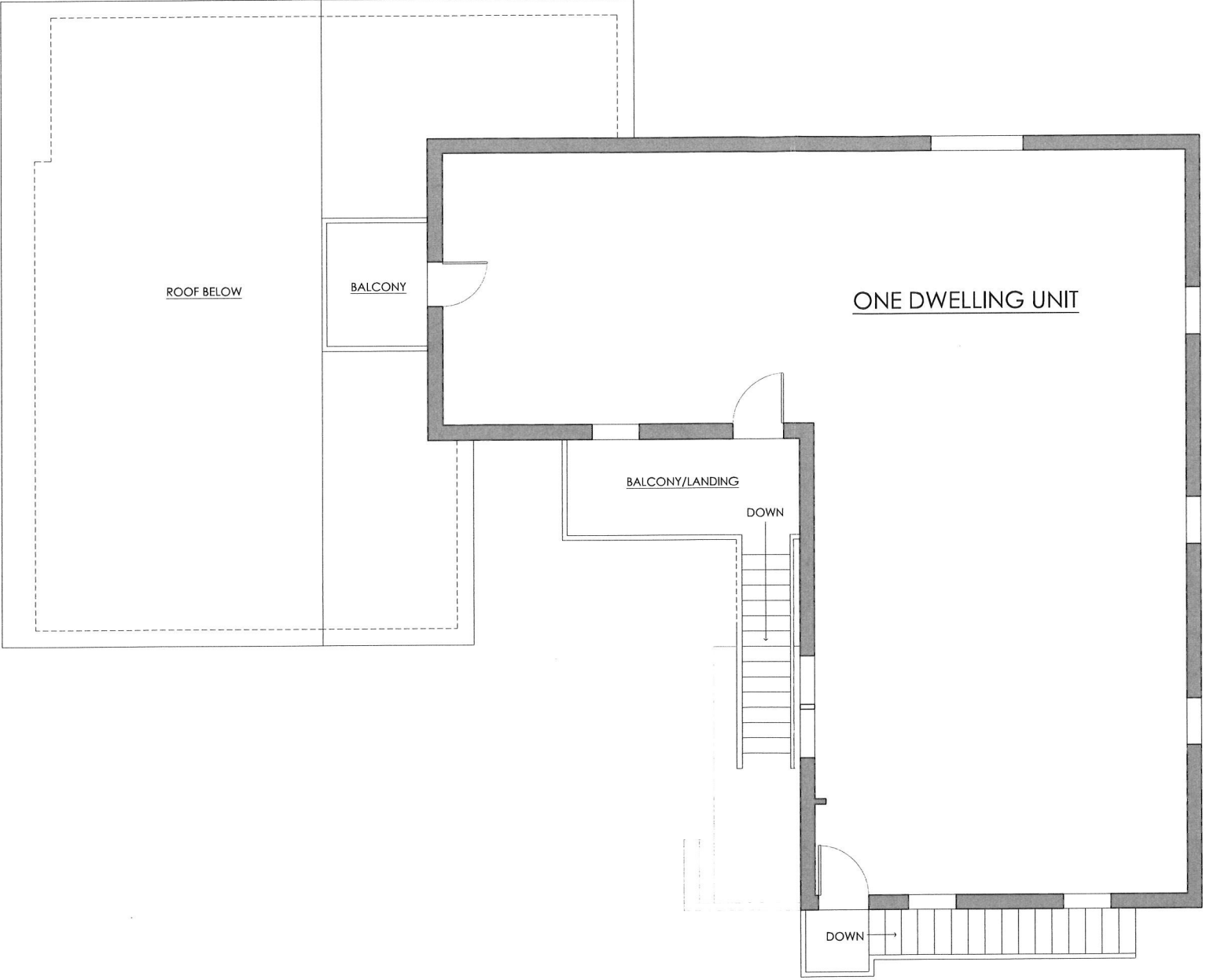
FIRST FLOOR S.F. = 2485 S.F.
SECOND FLOOR S.F. = 1523 S.F.

Issued:	
2.11.2025	Concept Review/Approval
2.14.2025	Concept Review/Approval
3.25.2025	Concept Review/Approval
4.1.2025	Zoning Use Permitting

PROPOSED
FIRST FLOOR
RENOVATION
PLAN

1/4" = 1'-0"

A1



Owner
Renovations
for a
Two Dwelling
Unit
Residential
Building
at
510 South 3rd Street
Jacksonville Beach,
Florida 32250
Jurisdiction of
City of
Jacksonville
Beach

MAC
ARCHITECT
2003 Woodmere Circle
Jacksonville, Florida
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PROPOSED
SECOND FLOOR
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